

When Revenue Is Paid By Check, This Receipt Is Not Valid Until Check Is Paid By Bank

\*\*\* OFFICIAL RECEIPT \*\*\*

Receipt Number 1705

ROANE COUNTY REGISTER OF DEEDS  
KINGSTON , TENN. - DECEMBER 06, 1999

Received of: HARRIMAN UTILITY B

For: EASEMENT

Time of Reception: 11:15 AM

Transfer		Mortgage
Item S(a)		Item S(b)

Greater of:

Consideration  
or Value \$

.00 \$ .00

Grantor: SMITH LUTHER R  
Grantee: HARRIMAN UTILITY BOARD

RECORDING FEES:

Warranty Deed	\$	24.00
Trust Deed	\$	.00
Certified Copy	\$	.00
U.C.C.	\$	.00
Release/Misc Item	\$	.00
Data Processing Fee	\$	2.00

STATE TAX:

Transfer-S(a)	\$	.00
Mortgage-S(b)	\$	.00
Register's Fee	\$	.00

TOTAL: \$ 26.00

Paid By: CASH

Check Amount Received: .00

Cash Amount Received: 26.00

Amount Charged: .00

Amount Refunded/Check #: .00

MARLENE HENRY

-----Register-----

DENISE LADD

-----Deputy Register-----

INSTRUMENT RETURNED TO: HARRIMAN UTILITY B

INSTRUMENT RETURNED TO: HARRIMAN UTILITY B

Amount Refunded/Check #: .00  
Amount Charged: .00  
Cash Amount Received: 28.00  
Check Amount Received: .00  
Paid By: CASH

Grantee: HARRIMAN UTILITY BOARD  
Grantor: SMITH LUTHER R

Consideration  
or Value \$ .00

Item 2(a) 1  
Item 2(b) 1  
Transfer  
Mortgage

Time of Reception: 11:15 AM

For: BASEMENT

Received of: HARRIMAN UTILITY B

KINGSTON, TENN. - DECEMBER 06, 1999  
ROANE COUNTY REGISTER OF DEEDS

\*\*\* OFFICIAL RECEIPT \*\*\*

Receipt Number: 1795

TOTAL: \$ 28.00  
Register's Fee \$ .00  
Mortgage-2(b) \$ .00  
STATE TAX: \$ .00  
Data Processing Fee \$ 2.00  
Release/Misc Fee \$ .00  
U.C.C. \$ .00  
Certified Copy \$ .00  
Trust Deed \$ .00  
Warranty Deed \$ 24.00  
RECORDING FEES:

DEWISE LADD  
-----Deputy Register  
MARLENE HENRY  
-----Register

When Revenue is Paid by Check, This Receipt is Not Valid Until Check is Paid By Bank

This Instrument was Prepared by  
WILLIAM A. NEWCOMB  
Attorney at Law  
230 South Roane Street  
Post Office Box 823  
Harriman, Tennessee 37748  
865/882-1145

State of Tennessee, County of ROANE  
Received for record the 06 day of  
DECEMBER 1999 at 11:15 AM. (RECH 1705)  
Recorded in official records  
Book 0021 Pages 17- 22  
State Tax \$ .00 Clerks Fee \$ .00  
Recording \$ 26.00, Total \$ 26.00  
Register of Deeds MARLENE HENRY  
Deputy Register DENISE LADD

**GRANT OF SEWER LINE EASEMENT**

This agreement, made this 29<sup>th</sup> day of November, 1999,  
between LUTHER R. SMITH, of Roane County, in the State of  
Tennessee, party of the first part, and CITY OF HARRIMAN, TENNESSEE  
for the use and benefit of the HARRIMAN UTILITY BOARD, of Roane  
County, in the State of Tennessee, party of the second part.

WITNESSETH: That the said party of the first part, for and in  
consideration of the sum of One Dollar (\$1.00) and other good and  
valuable consideration to him in hand paid by the said party of the  
second part, the receipt of which is hereby acknowledged, has  
granted, bargained, sold and conveyed, and does hereby grant,  
bargain, sell, and convey unto the said party of the second part,  
a certain tract or parcel of land described as follows, to wit:

**SEE EXHIBIT "A"**

The within conveyances are perpetual easements on, over, under  
and across the aforescribed strip of land for the purpose of  
installing, operation and maintaining, including the rights of  
ingress and egress, of a sanitary sewer collection line and all  
appurtenances thereto.

Party of the First Part reserves the right to use said  
easement area for any other purpose which will not interfere with  
the safe and proper installation, operation, maintenance,  
alteration, repair, replacement or removal of the facilities of the  
Party of the Second Part. Party of the First Part certifies that  
he is the owner of the property described and has a good and  
perfect right to enter into this Agreement and will defend the  
title to said property against the lawful claims of all persons  
whomsoever.

First American National Bank, holder of Trust Deed recorded  
May 2, 1995, at Trust Book 552, Page 568, in the Register's Office

BK 0021 PG 17




for Roane County, Tennessee, which conveyed subject property in trust to secure a debt owing First American National Bank, joins in this conveyance for the purpose of consenting to said easement due to its interest in said property.

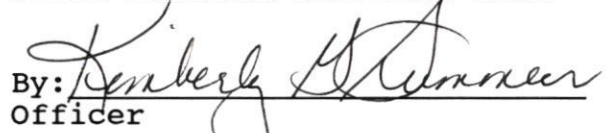
James E. Stout and wife, Barbara Stout, holders of Trust Deed recorded May 2, 1995, at Trust Book 552, Page 576, in the Register's Office for Roane County, Tennessee, which conveyed subject property in trust to secure a debt owing James E. Stout and wife, Barbara Stout, join in this conveyance for the purpose of consenting to said easement due to their interest in said property.

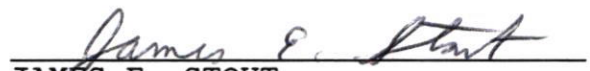
Wherever herein a singular designation is made for more than one Party, it is agreed that all Parties are included in said designation.

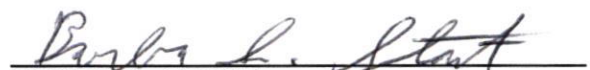
IN WITNESS WHEREOF, the Party of the First Part herein has affixed his signature on this instrument on this the 29<sup>th</sup> day of November, 1999.

  
LUTHER R. SMITH

FIRST AMERICAN NATIONAL BANK

By:   
Officer

  
JAMES E. STOUT

  
BARBARA STOUT

STATE OF TENNESSEE

COUNTY OF ROANE

BK 0021 PG 18

Personally appeared before me, the undersigned, a Notary Public, Luther R. Smith, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, the 29<sup>th</sup> day of November, 1999.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: February 12, 2002.







STATE OF TENNESSEE

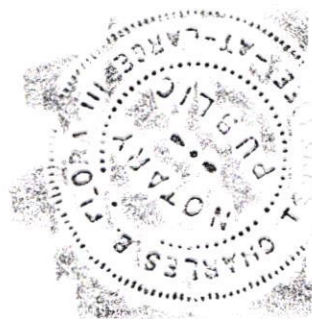
COUNTY OF ROANE

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Kimberly G. Summers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a Banking Officer (OFFICER) of the within named bargainor, FIRST AMERICAN NATIONAL BANK, a corporation and that he/she as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Kimberly G. Summers as a Banking Officer (OFFICER).

Witness my hand and official seal at office this 29<sup>th</sup> day of November, 1999.

Charles B. Zlora III  
NOTARY PUBLIC

My commission Expires: February 12, 2002.



STATE OF TENNESSEE

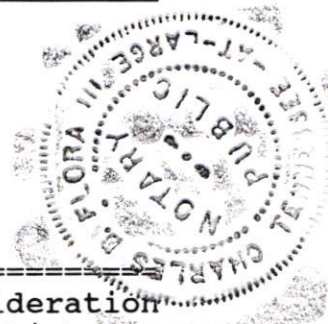
COUNTY OF ROANE

Personally appeared before me, the undersigned, a Notary Public, James E. Stout and wife, Barbara Stout, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, the 29<sup>th</sup> day of November, 1999.

Charles B. Zlora III  
NOTARY PUBLIC

MY COMMISSION EXPIRES: February 12, 2002.



I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is \$\_\_\_\_\_, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

MY COMMISSION EXPIRES

NOTARY PUBLIC

ADDRESS FOR TAX PURPOSES: \_\_\_\_\_





**EXHIBIT "A"**  
**DESCRIPTION OF EASEMENT**

Luther R. Smith, resident of Roane County, Tennessee.

TO

Harriman Utility Board, with business office located at 300 North Roane Street, Harriman, TN 37748, Roane County Tennessee and mailing address of P. O. Box 434, Harriman, TN 37748.

Easements for installation and maintenance of sanitary sewer main, within the Corporate Limits of Harriman, Tennessee and within the First Civil District of Roane County, Tennessee, on the northwesterly side of Roane Street and located within Parcel 2.02, Group "E" on Roane County Tax Map 26-D and being more fully described as follows:

**EASEMENT ONE**

Being a permanent easement of 20 feet in width, defined as 10 feet on both sides of center of proposed line and a temporary construction easement of 50 feet in width, defined as 25 feet on both sides of center of proposed line for sanitary sewer main except as obstructed by existing buildings or to property line of adjoining owners and described as Commencing on a point in the northwesterly right of way line for Roane Street (Tennessee Highway 61 and U. S. Highway 27), being a corner of Luther R. Smith with Donald L. Painter (A-19/203), and located at 40 feet from the survey center line for said roadway; Then traverse along the common property line of Luther R. Smith with Donald L. Painter in a northwesterly direction for a distance of 17.79 feet to a point where the center of proposed sanitary sewer line crosses said property line entering property of Luther R. Smith and being the point of Beginning of described Easement One; Thence, across lands of Luther R. Smith (X-19/525) with center of proposed sanitary sewer line as follows: 1.) South 49deg 53min 02sec West 101.33 feet to a proposed manhole location; 2.) North 40deg 45min 34sec West 67.21 feet to a proposed manhole location; 3.) North 11deg 31min 46sec West 58.45 feet to a point where the center of proposed sanitary sewer line crosses property line of Luther R. Smith with Norfolk-Southern Railroad, said point being located at 37.06 feet (chord distance) in a northeasterly direction from the rear common corner of Luther R. Smith with Ronald S. Carter, Sr. (D-21/780) in the southeasterly right of way line for Norfolk-Southern Railroad and being the end of Easement One.

**EASEMENT TWO**

Being a permanent easement of 20 feet in width, defined as 10 feet on both sides of center of proposed line and a temporary construction easement of 50 feet in width, defined as 25 feet on both sides of center of proposed line for sanitary sewer main except as obstructed by existing buildings or to property line of adjoining owners and described as Commencing on a point in the southeasterly right of way line for Norfolk-Southern Railroad, being a corner of Luther R. Smith with Ronald S. Carter, Sr. (D-21/780), and located at 50 feet from the approximate center of existing track for said railroad; Then traverse along the common line of Luther R. Smith with Norfolk-Southern Railroad in a northeasterly direction for a distance of 36.23 feet (chord distance) to a point where the center of proposed sanitary sewer line crosses said property line entering property of Luther R. Smith and being the point of Beginning of described Easement Two; Thence, across lands of Luther R. Smith (X-19/525) with center of proposed sanitary sewer line, South 41deg 04min 46sec West 35.59 feet to a point in the common property line of Luther R. Smith with Ronald S. Carter, Sr. and being the end of described Easement Two.

**EASEMENT THREE**

Being a permanent easement of 20 feet in width, defined as 10 feet on both sides of center of proposed line and a temporary



construction easement of 50 feet in width, defined as 25 feet on both sides of center of proposed line for sanitary sewer main except as obstructed by existing buildings or to property line of adjoining owners and described as Commencing on a point in the northwesterly right of way line for Roane Street (Tennessee Highway 61 and U. S. Highway 27), being a corner of Luther R. Smith with Ronald S. Carter, Sr.; Then traverse along the common property line of Luther R. Smith with Ronald S. Carter, Sr., North 42deg 06min 03sec West 20.58 feet to a point where the center of proposed sanitary sewer line crosses said property line entering property of Luther R. Smith and being the point of Beginning of described Easement Three; Thence, North 40deg 39min 34sec East 4.89 feet to a proposed manhole location and being the end of described Easement Three.

Construction easement(s) shall expire at one year after completion of project to install sewer improvements.

The above as shown on a map of survey for the Harriman Utility Board by Lackey and Associates, Inc., of 214 Main Street, Oliver Springs, TN 37840, and being designated as Drawing Number 99-406 with survey date October 27, 1999 to which reference is hereby made with the directional bearings being reference to North as taken from survey center line of Tennessee Department of Transportation plans for project F-031-1(12), year 1965.

Easement is within Parcel 2.02, Group "E" on Roane County Tax Map 26-D.

Easement is within the same property acquired by Luther R. Smith from James E. Stout and wife, Barbara Stout under a Warranty Deed dated 2 May 1995 and found recorded in Deed Book X, Series 19 at Page 525 in the Office of Register of Deeds for Roane County, Tennessee.





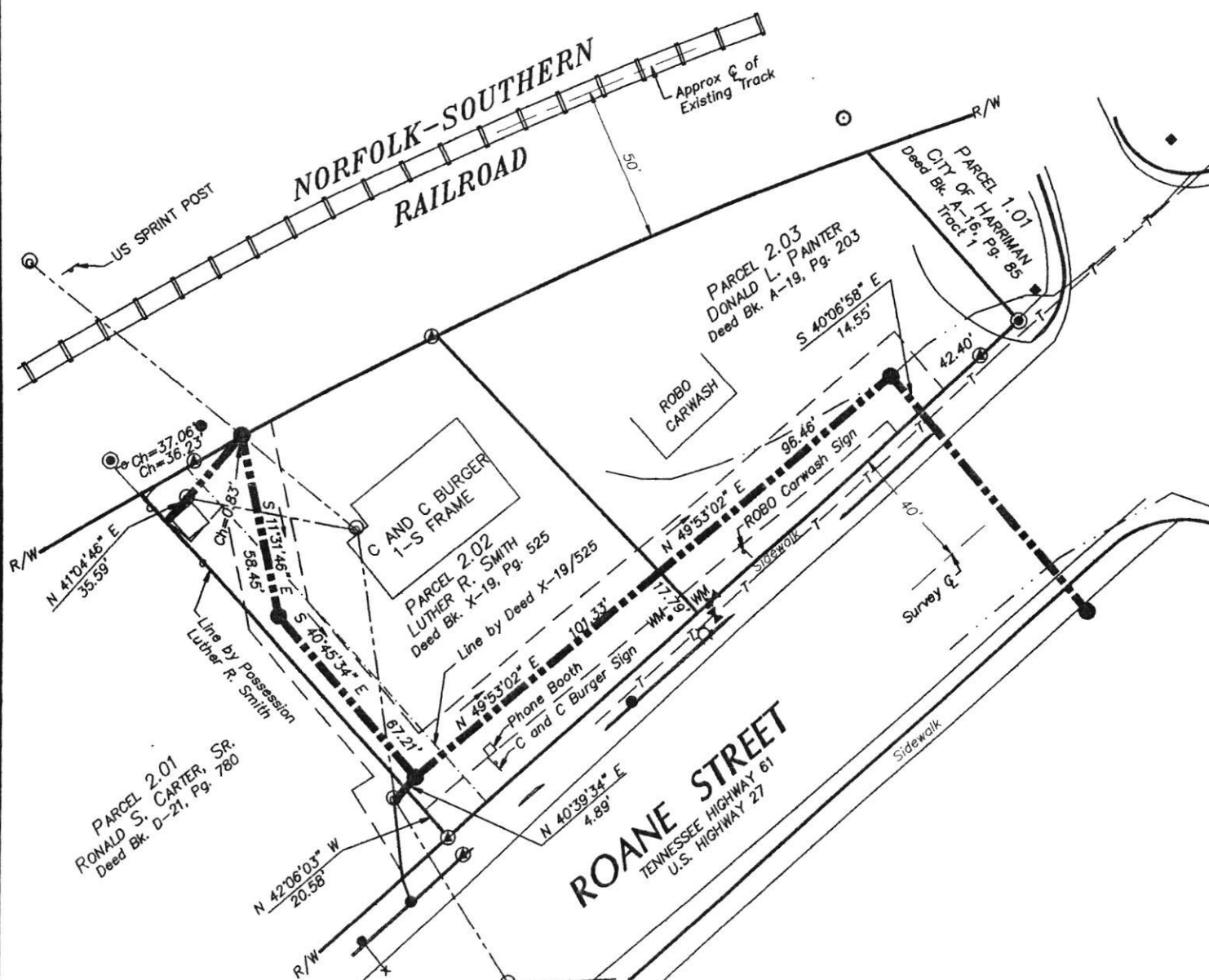
## GENERAL NOTES

1. Easement Located on Parcel 2.02, Group "E" on Roane County Tax Map 26-D is Owned by Luther R. Smith Under a Warranty Deed Recorded in Deed Book X, Series 19 at Page 525 and by Land Under Possession by Luther R. Smith (No Deed Found) in the Office of the Register of Deeds for Roane County, Tennessee.
2. Easement Located on Parcel 2.03, Group "E" on Roane County Tax Map 26-D is Owned by Donald L. Painter Under a Warranty Deed Recorded in Deed Book A, Series 19 at Page 203 in the Office of the Register of Deeds for Roane County, Tennessee.
3. Permanent Easement to be 10' Either Side of Line, 20' Total or to Adjoining Property Line. Temporary Easement for Construction to be 25' Either Side of Line or to Adjoining Property Lines, Unless Obstructed by Existing Structures.
4. Construction Easement(s) Expire 1 Year After Completion of Project.

## MAP LEGEND

⊙ Spike (Found)	● Power Pole
⊙ Iron Pin (Found)	⊙ Light Pole
⊙ Iron Pipe (Found)	■ Traffic Signal Pole
WM Water Meter	⊙ Light Pole
⊙ Water Valve	● Proposed Sanitary Sewer Manhole
	⊙ Existing Sanitary Sewer Manhole
---	Existing Sanitary Sewer Line
---	Proposed Sanitary Sewer Line
---	3/4" Steel Gas Line
---	Bell South Telephone Buried Cable
⊙ Chain Link Fence	
---	Property Lines

Note: North Taken From Survey Center Line of Tennessee Department of Transportation Plans for Project F-031-1(12), Year 1965.

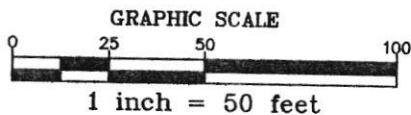


### CERTIFICATION OF ACCURACY

This is to Certify that the Property Surveyed is a "Category 2", Suburban and Subdivision Survey, with an Acceptable Linear Error of Closure Not to Exceed 1 in 7,500 and an Acceptable Angular Error of Closure Not to Exceed 25 Seconds Times the Square Root of the Number of Angles Turned. The Unadjusted Field Closure of the Survey Shown on this Map Does Meet or Exceeds Requirements.

### CERTIFICATION OF SURVEY

This is to Certify that I am a Registered Land Surveyor, Duly Licensed to Practice Surveying in the State of Tennessee and that I Have Made this Survey and Prepared this Map from Said Survey and that Both are True and Correct to the Best of My Knowledge and Belief.



**SURVEY FOR:**  
**HARRIMAN UTILITY BOARD**  
**WITHIN THE CORPORATE LIMITS OF HARRIMAN**  
**FIRST CIVIL DISTRICT ~ ROANE COUNTY, TENNESSEE**  
**SCALE: 1 INCH = 50 FEET**  
**DATE: OCTOBER 27, 1999**

**SURVEY BY:**  
**LACKEY AND ASSOCIATES, INC.**  
**214 MAIN STREET**  
**OLIVER SPRINGS, TN 37840**  
**PHONE: (423) 435-7663**

**DRAWING NO. 99-406**



